

**ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
1 JUNKINS AVENUE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**September 3, 2014
to be reconvened on September 10 & 17, 2014**

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman Tracy Kozak; John Wyckoff, George Melchior, Dan Rawling; City Council Representative Esther Kennedy; Planning Board Representative William Gladhill; Alternates Reagan Ruedig and Vincent Lombardi

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner



I. APPROVAL OF MINUTES

- A. August 6, 2014
- B. August 13, 2014

It was moved, seconded, and passed unanimously to approve both sets of minutes as presented.

II. ADMINISTRATIVE APPROVALS

- 1. 1 Junkins Avenue
- 2. 319 Vaughan Street
- 3. 121 Mechanic Street
- 4. 1 Harbor Place

It was moved, seconded, and passed unanimously to approve the administrative approvals as presented.

III. OLD BUSINESS (REGULAR AGENDA ITEM)

- A. Petition of **Frank and Irja Cilluffo, owners**, for property located at **179 Pleasant Street**, wherein permission was requested to allow demolition of an existing structure (remove widows walk) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 108 as Lot 15 and lies within the Mixed Residential Office and Historic Districts. *(This item was postponed at the August 6, 2014 meeting to the September 3, 2014 meeting.)*

After due deliberation, the Commission voted to postpone review of the application until the December 3, 2014 meeting so that drawings could be submitted and reviewed.

IV. OLD BUSINESS (CONSENT AGENDA ITEM)

C. Petition of **Carol J. Elliott Revocable Trust of 2011, owner**, for property located at **143 Gates Street** and **Jane A. Nelson, owner**, for property located at **135 Gates Street**, wherein permission was requested to allow exterior renovations to existing structures (repairs to the roof area where the two houses meet) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lots 98 and 99 and lies within the General Residence B and Historic Districts. (*This item was postponed at the August 6, 2014 meeting to the September 3, 2014 meeting.*)

The Commission voted that the request be approved as presented. The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

V. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)

1. Petition of **Worth Development Condominium Association, owner**, and **Scott Pulver, applicant**, for property located at 113 Congress Street, wherein permission was requested to allow new free standing structures (install mechanical equipment on the roof) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6 and lies within the CD5, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented. The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

2. Petition of **Mark Wentworth Home, owner**, for property located at **346 Pleasant Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace service door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic Districts.

The Commission voted that the request be approved as presented. The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

3. Petition of **Peirce Block Condominium Association, owner**, and **DeStefano Architects, applicant**, for property located at **23 High Street, #C**, wherein permission was requested to allow exterior renovations to an existing structure (relocation of existing mechanical unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 17 and lies within the CD5, Historic, and Downtown Overlay Districts.

The Commission voted that the request be approved as presented. The proposed application meets the purposes and objectives of the Historic District ordinance and the Review Criteria.

VI. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)

4. (Work Session/Public Hearing) Petition of **Portwalk HI, LLC, owner**, for property located at **195 Hanover Street**, wherein permission was requested to allow amendments to a previously approved design (Option A: mock-up for proposed modifications and design changes to the pre-cast banding on the hotel portion of the building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 1-2 and lies within CD5, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to continue review of the application at the October 1, 2014 meeting.

5. Petition of **Kristina Logan, owner**, for property located at **220 South Street**, wherein permission was to allow demolition of an existing structure (demolish existing shed) and allow a new free standing structure (construct 15' x 30' artist studio) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) That white cedar sawn shingles shall be used as shown on Sheet A01.
- 2) That the sliding door shall be cedar and designed as shown on Sheet A01.
- 3) That the side door shall be a wood material and designed as shown on Sheet A01.

Findings of Fact: The proposed application meets the following purposes of the Historic District ordinance (as applicable):

A. Purpose and Intent:

- | | |
|-----|---|
| Yes | No - Preserve the integrity of the District |
| Yes | No - Maintain the special character of the District |
| Yes | No - Assessment of the Historical Significance |
| Yes | No - Complement and enhance the architectural and historic character |
| Yes | No - Conservation and enhancement of property values |
| Yes | No - Promote the education, pleasure & welfare of the District to the city residents and visitors |

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

B. Review Criteria:

- | | |
|-------|---|
| Yes | No - Consistent with special and defining character of surrounding properties |
| ✓ Yes | No - Relation to historic and architectural value of existing structures |
| ✓ Yes | No - Compatibility of design with surrounding properties |
| Yes | No - Compatibility of innovative technologies with surrounding properties |

6. Petition of **Strawbery Banke, Inc., owner**, and **Stephen P. Bedard, applicant**, for property located at **61 Washington Street (Conant House)**, wherein permission was requested to allow an amendment to a previously approved design (reconstruct scullery) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented.

Findings of Fact: The proposed application meets the following purposes of the Historic District ordinance (as applicable):

A. Purpose and Intent:

- Yes No - Preserve the integrity of the District
- Yes No - Maintain the special character of the District
- Yes No - Assessment of the Historical Significance
- Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

B. Review Criteria:

- ✓ Yes No - Consistent with special and defining character of surrounding properties
- ✓ Yes No - Relation to historic and architectural value of existing structures
- ✓ Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

7. (Work Session/Public Hearing) Petition of **Work Stiff Properties, owner**, for property located at **92-94 Pleasant Street**, wherein permission was requested to allow new construction to an existing structure (install solar panels on main building and rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the CD4, Historic, and Downtown Overlay Districts.

After due deliberation, the Commission voted to postpone the application to the September 17, 2014 meeting.

8. Petition of **Flintatta, LLC, owner**, and **Futuro, Inc., applicant**, for property located at **73 Court Street**, wherein permission was requested to allow new construction to an existing structure (install solar panels on southwest roof, replace front doors) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 as Lot 19 and lies within CD4-L and Historic Districts.

After due deliberation, the Commission voted to postpone the application to the September 17, 2014 meeting.

9. Petition of **Mary C.S. Maurer, owner**, for property located at **65 Rogers Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace windows, add storm door, install fence and gate) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 115 as Lot 2 and lies within the Mixed Residential Office and Historic Districts.

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) That a sloped sill for the proposed window shall be used.
- 2) That the windows shall be wood.

Findings of Fact: The proposed application meets the following purposes of the Historic District ordinance (as applicable):

A. Purpose and Intent:

- ✓ Yes No - Preserve the integrity of the District
- ✓ Yes No - Maintain the special character of the District
- Yes No - Assessment of the Historical Significance
- Yes No - Complement and enhance the architectural and historic character
- Yes No - Conservation and enhancement of property values
- Yes No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

B. Review Criteria:

- Yes No - Consistent with special and defining character of surrounding properties
- ✓ Yes No - Relation to historic and architectural value of existing structures
- ✓ Yes No - Compatibility of design with surrounding properties
- Yes No - Compatibility of innovative technologies with surrounding properties

VII. ADJOURNMENT

At 10:30 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Administrative Clerk